

17 April 2008

Our Ref: [REDACTED]
Infra: [REDACTED]

0040

Mr Peter Allen
Executive Director
Statutory Systems
Department of Planning and Community Development
GPO Box 2392
MELBOURNE VIC 3001

Dear Mr Allen,

PROPOSED RESIDENTIAL ZONES – SUBMISSION ON BEHALF OF [REDACTED]

Thank you for the opportunity to comment on the Department of Planning and Community Development's (DPCD's) New Residential Zones for Victoria Discussion Paper, February 2008.

In preparing the [REDACTED] submission Council Officers have reviewed the Discussion Paper and attended various DPCD information sessions. Council's Planning Committee considered and endorsed the officer's recommendations at its 8 April 2008 meeting.

General comments

The [REDACTED] wishes to express its in principle support for the general purpose and intent of the new zones. This is primarily due to the proposal's alliance with much of the work currently underway in Council's outline development plans and adopted housing strategy. The ability to apply multiple schedules and vary design and development provisions for different areas and local conditions is supported. This will provide greater certainty and clarity for Council and the community of what form of development is to occur and where.

However, the metropolitan focus of the new residential zones is of significant concern to Council. The constraints of many of the Shire's towns, including land servicing capabilities, significant environmental values and rural character make it difficult to see how the new zones would be appropriate. The Substantial Change Zone, which appears to be designed to promote multi-storey residential buildings, is clearly not suitable for predominantly single-storey rural towns. Even the scale of development envisaged under the Incremental Change Zone is unlikely to be suitable for application in the Shire.